

ITEM#: _____
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D

ISSUE:

S-1-2015 – ARA Industrial Center Subdivision – Phase 1

SYNOPSIS:

Applicant: Natomas Meadows LLC
Proposal: Final Plat Approval
Location: 2450 South 6755 West
Lots: 2
Acres: 26

BACKGROUND:

Corbin Bennion representing Natomas Meadows LLC, is requesting approval for the 1st phase of the ARA Industrial Center Subdivision. The subject property is located immediately to the west of Freeport West Phase 1 and is zoned manufacturing.

The proposed subdivision will consist of two lots. Along with the division to create these lots, a parcel is also being shown on the subdivision plat. The parcel represents property that will eventually be dedicated as a future right-of-way for 2540 South. However, it is not yet known what the alignment of this road will be, so this parcel has been created as a placeholder until those decisions are made in the future.

The primary access to the subdivision will be gained from 6755 West. This road connects with the SR-201 frontage road and 2540 South which then connects to 6400 West. Although an access point will come off of SR-201 to the west of this lot, the primary access for this lot will be from 6755 West.

As mentioned previously, the extension of 2540 South will occur as property to the west develops. The cross section to be used here as well as future rights-of-way within the development site will be 66 feet. A parkstrip and sidewalk will be located on one side of the roadway which is standard in the manufacturing zone.

The City has completed work with the installation of curb and gutter along the south side of the SR-201 frontage road. In addition to these improvements, the overhead power lines have been placed under ground in a 10-foot public utility easement. The developer will be responsible for landscaping and site improvements which will be reviewed as part of the conditional use process.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman, Current Planning Manager